NEW OWNER:
Raven Nicole Goller-Brown
209 Paragon Mills Road
Nashville, TN 37211

SEND TAX BILLS TO:
PRIMARY RESIDENTIAL MORTGAGE, INC
1480 NORTH 2200 WEST
SALT LAKE CITY, UT 84116

MAP & PARCEL
134-13-0-143.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-355

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 918893 DEEDWARR
09/20/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220920-0104423

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Joey Homes, LLC, a Tennessee Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Raven Nicole Goller-Brown, a unmarried woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 282 fronts 71.3 feet on the Southerly side of Paragon Mills Road and extends back 143.5 feet on the Easterly line and 131 feet on the Westerly line to a dead line, measuring 74 feet thereon.

Being the same property conveyed to Joey Homes, LLC by Warranty deed from Mark L. Peck, an unmarried person of record in Instrument No. 20220225-0021740 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on February 25, 2022.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of September, 2022.

Joey Homes, LLC, a Tennessee Limited Liability Company

By: _____
Joseph Albert Graebe, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Joseph Albert Graebe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is a **member** of, **Joey Homes, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of September, 2022.

_____
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **325,000.00.**

_____
AFFIANT

Sworn to and subscribed to before me this 15TH day of September, 2022.

_____
NOTARY PUBLIC

My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/20/2022 ____ (date of document).

Affiant Signature

09/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of September, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025